



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, July 6, 2015**

**David Gebhard Public Meeting Room: 630 Garden Street**

**11:00 A.M.**

**BOARD MEMBERS:**

FRED SWEENEY, *Chair*  
BRIAN MILLER, *Vice-Chair*  
BERNI BERNSTEIN  
LISA JAMES  
JOSEPH MOTICHA  
JAIME PIERCE  
DENISE WOOLERY

**CITY COUNCIL LIAISON:** DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:** ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):** MIKE JORDAN

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
DAVID ENG, Planning Technician  
AMBER FLEMMINGS, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

Representatives present: **Joe Moticha and Jaime Pierce**  
Staff present: **David Eng, Planning Tech**

### **PROJECT DESIGN AND FINAL REVIEW**

**A. 118 LA VISTA GRANDE E-1 Zone**  
Assessor's Parcel Number: 015-083-011  
Application Number: MST2015-00281  
Architect: Michael Stroh  
Owner: Christopher Lloyd

(Proposal for new masonry retaining walls to replace a failing wall in the rear yard of an existing 1,239 square foot single-family residence in the Hillside Design District. A new detached trellis, fire pit gas feed, landscaping, site steps, and site lighting are proposed. The project includes 30 cubic yards of cut grading to be balanced on site.)

**(This is a rehearing of the project, which received Project Design Approval and Final Approval on June 15, 2015, due to failure to provide notification to an interested party.)**

**Public comment:**

1. Derrik Eichleberger, landscape architect representing an adjacent neighbor, presented exhibits illustrating potential impacts to his client's views from the proposed landscaping.
2. Leila Noel, adjacent neighbor, expressed opposition to the landscaping proposed for the rear of the property, citing impacts to her views.

**Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara**

**Municipal Code with conditions:**

- 1) The landscape plan is approved for all areas of the property, downslope from the proposed trellis in the rear yard. No new landscaping shall be installed upslope from the southern face of the trellis, or within 24 feet of the rear property line. New landscaping within this area will require approval at a full board hearing of the Single Family Design Board.

**PROJECT DESIGN AND FINAL REVIEW****B. 175 EL CIELITO RD****A-1 Zone**

Assessor's Parcel Number: 021-151-001  
Application Number: MST2014-00353  
Owner: Jeffrey Becker and Dawn Fitzgerald  
Designer: J. Grant Design Studio

(Proposal to convert an existing 488 square foot attached two-car garage to habitable space, and construct a new 451 square foot attached two-car garage and a 460 square foot second-story addition at an existing 2,809 square foot single-family residence. The project includes demolition of a 178 square foot as-built deck and construction of a 76 square foot of new deck. The proposed total of 3,720 square feet, located on a 29,257 square foot lot in the Hillside Design District, is 78% of the guideline floor-to-lot-area ratio (FAR).)

**(Project Design and Final Approval are requested. Project requires compliance with Tier 3 Storm Water Management Program prior to Final Approval.)**

**Project Design Approval and Final Approval as submitted.**

**FINAL REVIEW****C. 25 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-031-026  
Application Number: MST2015-00262  
Owner: Vanowen Holdings, LLC  
Architect: Jose Luis Esparza

(Proposal to add 186 square feet of main- and lower-floor additions to an existing 6,809 square foot, two-level, single-family residence. The proposal includes reconstructing an existing 961 square foot elevated deck on the main level with an additional 587 square feet. The project includes the replacement of doors and windows of the same size in existing locations, and interior work that includes the demolition of a 370 square foot loft, new internal stairs, and remodel. The proposed total of 6,623 on a 2 acre lot in the Hillside Design District is 120% of the guideline maximum floor-to-lot area ratio and will result in a net reduction of 184 square feet to the residence.)

**(Final Approval is requested.)**

**Final Approval as submitted.**

**FINAL REVIEW****D. 18 S VOLUNTARIO ST****R-2 Zone**

Assessor's Parcel Number: 017-172-006  
Application Number: MST2012-00098  
Owner: Susan Arcidiacono  
Designer: Urbe & Orbe Enterprises  
Applicant: Robert Mills

(Proposal to construct a new 525 square foot one-story addition and a new 733 square foot two-story addition to an existing one-story, 800 square foot, single-family residence located on a 7,650 square foot lot. Also proposed is a new 282 square foot detached two-car carport, and a 94 square foot second-floor deck. The proposed 2,342 square foot total is 76% of the guideline floor-to-lot area ratio (FAR). The project includes Staff Hearing officer review for a requested zoning modification.)

**(Final Approval is requested. Project must comply with Staff Hearing officer Resolution No. 043-13.)**

**Continued indefinitely to Consent.**

**NEW ITEM****E. 710 LAS CANOAS PL****A-1 Zone**

Assessor's Parcel Number: 021-030-034  
Application Number: MST2015-00320  
Owner: Jeff Bourne  
Applicant: William Rourke

(Proposal for to construct a trellis-style patio cover at the east elevation and a gabled-style patio cover at the south elevation of an existing single-family residence in the Hillside Design District. The proposal includes replacing windows with folding glass doors under the new patio cover on the south elevation.)

**(Action may be taken if sufficient information is provided.)**

**Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued one week to Consent with comment:**

1) Provide additional construction details for the trellis and trellis footings.

**NEW ITEM****F. 1448 JESUSITA LN****A-1 Zone**

Assessor's Parcel Number: 055-240-013  
Application Number: MST2015-00321  
Agent: Edna Sizlo

(Proposal for a new pool 900 square foot pool and spa in the rear yard of an existing single-family residence in the Hillside Design District. The project includes the replacement of 1,800 square feet of paving with 1,700 square feet, and 360 cubic yards of cut and fill grading to be balanced on site. This project will address violations in ZIR2013-00019.)

**(Action may be taken if sufficient information is provided. Project requires hillside and grading findings.)**

**Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to Consent.**

**NEW ITEM****G. 825 CENTINELA LN****A-1 Zone**

Assessor's Parcel Number: 047-102-027  
Application Number: MST2015-00322  
Owner: Kamala and Stuart Heisler  
Architect: Amy Taylor

(Proposal for site work including the replacement of existing concrete and asphalt driveway and walkway with pavers, 2,465 square feet of new rear yard patios, a total of 150 linear feet of new garden walls to be 29 inches in height, a total of 205 cubic yards of site grading, and a new spa. Also proposed is the alteration of doors and windows to include three patio doors and seven windows. The site is currently developed with a one-story single family residence located on a 38,073 square foot lot in the Hillside Design District.)

**(Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 Storm Water Management Program prior to Final Approval.)**

**Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued one week to Consent with comment:**

- 1) Provide window cut sheets and a color/materials board.
- 2) Omit every other landscaping light along the edge of the paver patio in the rear yard to be every 20 feet on center.